



# Lake Park Town Commission, Florida

## Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Wednesday June 17, 2026 Immediately Following the

Special Called Community Redevelopment Agency Meeting

<b>Roger Michaud</b>	___	<b>Mayor</b>
<b>Michael Hensley</b>	___	<b>Vice Mayor</b>
<b>John Linden</b>	___	<b>Commissioner</b>
<b>Michael O'Rourke</b>	___	<b>Commissioner</b>
<b>Judith Thomas</b>	___	<b>Commissioner</b>
<b>Richard J. Reade</b>	___	<b>Town Manager</b>
<b>Thomas J. Baird</b>	___	<b>Town Attorney</b>
<b>Vivian Mendez, MMC</b>	___	<b>Town Clerk</b>

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*PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

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### CALL TO ORDER/ROLL CALL

9:00 p.m.

#### PRESENT

Mayor Roger Michaud  
 Vice Mayor Michael Hensley  
 Commissioner Judith Thomas  
 Commissioner John Linden  
 Commissioner Michael O'Rourke

#### PLEDGE OF ALLEGIANCE

The Pledge was bypassed.

#### APPROVAL OF AGENDA:

Motion to approve the agenda made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Voting Aye: All.

**SPECIAL PRESENTATION/REPORT:**

Motion to move item #3 to the next meeting agenda made by Commissioner O'Rourke.

Seconded by Commissioner Thomas.

Voting Aye: All.

1. Presentation - Palm Beach County Commission on Ethics.

Palm Beach County Commission on Ethics, Commission Liaison Gina Levesque provided an oral presentation on what the Commission does and how they serve the community.

2. Presentation - Palm Beach County Operation Crisis Outreach And Support Team (C.O.A.S.T.).

Dr. Courtney Phillips gave a presentation (Exhibit A).

*This item was removed from the agenda:*

3. Presentation, Discussion & Direction - Town of Lake Park Education Advisory Board  
Moved to July 1.

**PUBLIC COMMENT:**

*This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.*

-Tracy Caruso expressed concerns with the marina fund budget for 2026/2027.

-Nick Maniotis expressed concerns regarding the P3 contract litigation.

-Jagger McCoy spoke about the performance review requirement of the Town Manager. He also expressed concern about 800 the Park Avenue rebid.

-Lesly Berry thanked the Commission for the Haitian Flag Day grant funds.

-James Sullivan spoke about electric bike regulations being needed for better safety.

-Kevin Kijanka spoke about parking at big box stores in town and feels there are better uses for the space. He also spoke about solid waste initiatives and managing waste through education in Town.

-Michael Steinhauer provided written comments (Exhibit B).

**CONSENT AGENDA:**

*All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so*

*requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.*

Commissioner Thomas requested that items numbers 5 and 6 be pulled from the consent agenda for discussion.

4. Private Attorney-Client Session & Special Called Commission Meeting Minutes - June 3, 2026.

Motion to approve item #4 made by Commissioner O'Rourke. Seconded by Commissioner Linden.

Voting Aye: All.

*Items 5 and 6 have been pulled from the consent agenda for discussion:*

5. Resolution 50-06-26 – Library Information and Technology Act Grant Award – Florida Department of Library and Information Services (DLIS) – \$42,090 (33% Town Match Required - \$13,890).

Commissioner Thomas stated a concern regarding the LSTA Grant timeline and asked if research had been done to see where the laptops would be coming from. Library Director Judith Cooper stated that they had looked into all of that and that they would not need to go out to bid for the laptops and computers. She stated that they would utilize State contracted sources. She also explained that the Town match would be an in-kind contribution made through salaries and databases already purchased.

Motion to approve Resolution 50-06-26 made by Commissioner O'Rourke. Seconded by Commissioner Linden.

Voting Aye: All.

6. Resolution 51-06-26 Employee Benefits - Amendment - Accommodate Employees Not Eligible to Participate in Florida Retirement System (FRS) - MissionSquare Retirement Plan.

Commissioner Thomas asked several questions. She wanted to know how many individuals are currently affected; can the Town issue the funds directly to those individuals so that the employee

can direct the funds themselves; and does the Town still offers retirement funds outside of the Florida Retirement System (FRS).

Finance Director Barbara Gould stated that the Town has maintained MissionSquare as a supplemental program for various purposes. She stated that the Town wanted to be able to offer retirement funds to those individuals who could no longer contribute to FRS. She stated that there were originally two individuals affected, but one has recently retired. She explained that having this in place would allow them to attract and retain more retirees from FRS who wish to continue working with the understanding that they would need to be retired from FRS for at least 6 months before they could be hired. Commissioner Thomas asked if this would also cover the difference from when we started with FRS and where we are now because we were supposed to start in July 2025 and has the amount been captured retroactively back to that point. Finance Director Gould confirmed this to be correct. Commissioner Thomas stated that there were some issues with the employees' contribution being matched by the Town previously as she wanted to confirm that the matching contributions would be made and that the funds are available. Finance Director Gould stated that the Employee's contribution is 3% and the Town's contribution is 14.03% which can be adjusted each July by the State. Commissioner Thomas stated that there were concerns when we started FRS because the contributions that were made by employees don't match the amount shown in the FRS system. She wants to ensure this is not an issue moving forward. Finance Director Gould explained the process and stated that for individuals in the investment plan there is a gap between what contributions can be seen and what contributions the State is still working on uploading and that this process could take a couple of weeks to be completely resolved. She added that if someone has not made their election or they recently made their election, they will not see the money there and she does not have control over that piece of it.

Motion to approve Resolution 51-06-26 made by Commissioner Thomas. Seconded by Commissioner Linden.

Voting Aye: All.

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING: NONE**

**PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:**

7. Ordinance 07-2026 - Amendment - Land Development Regulations (LDR) - Rezoning from R-2 to C-2 (PBC Parcel Control #36-43-42-20-01-048-0300) – 2nd Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 07-2026 on second reading made by Commissioner O'Rourke.  
Seconded by Commissioner Linden.

Voting Aye: Mayor Michaud, Vice Mayor Hensley, Commissioner O'Rourke, Commissioner Thomas, Commissioner Linden.

Town Attorney Baird read the Ordinance by title only.

**NEW BUSINESS:**

8. Resolution 52-06-26 - Site Plan and Special Exception - Twiggs Academy - 101 10th Street, Lake Park.

Town Attorney Baird announced that this is a Quasi-Judicial item.

Mayor Michaud disclosed that he has exchanged pleasantries with the property owner.

Commissioner O'Rourke had no ex-parte communication to disclose.

Vice Mayor Hensley had no ex-parte communication to disclose.

Commissioner Linden had no ex-parte communication to disclose.

Commissioner Thomas had no ex-parte communication to disclose.

Town Attorney Baird swore in all witnesses.

Town Planner Anders Viane explained the item (Exhibit C). He added that as part of the landscape review that the applicant could substitute required landscaping with a contribution of two times the equivalent value to the Towns tree fund which would amount to \$24,390.00.

Town Planner Viane also spoke about the traffic plan for the site. The applicant has proposed that during peak hours the entrance on Silver Beach Road be closed and traffic would be routed to either 10<sup>th</sup> Street or Bayberry Drive from 7am to 9am and from 4pm to 6pm.

Owner/Applicant, Dr. Michel provided a presentation (Exhibit D). Commissioner O'Rourke asked how the expansion would affect enrollment and what are the age groups included. Dr. Michel stated that current enrollment is 93 students and after expansion they could

accommodate 135 students. The age groups start at 6 weeks old to 4 years old and they will be adding two voluntary prekindergarten (VPK) programs. Mayor Michaud asked if there would be a play area behind the new facility. Dr. Michel confirmed that to be correct and added that there will be high fencing surrounding the facility. Commissioner O'Rourke voiced concern with the special exceptions and wanted to ensure that they didn't affect the safety of the students, specifically access onto the property. Town Planner Viane stated that safety concerns had been addressed in the review, but they would go over all of that again in the permitting process to ensure solid safety measures are followed and also stated that there are gates for the three entrance areas. Mayor Michaud asked about the possibility of fencing around the entire property. Dr. Michel stated that there will be a fence around the entire property. Commissioner Thomas asked about a more reinforced barrier other than just chain link fencing where the playground abuts up to the residential area. Town Planner Viane stated that the northern and eastern boundaries will have a concrete wall and all residential properties will have a buffer. Commissioner Thomas asked about improvements on 10<sup>th</sup> Avenue and wanted to make sure they were consistent and compatible with this project. Public Works Director Jaime Morales confirmed they would be consistent and compatible.

Motion to approve Resolution 52-06-26 made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Mayor Michaud stated that he is very excited for this project.

Voting Aye: Mayor Michaud, Vice Mayor Hensley, Commissioner O'Rourke, Commissioner Thomas, Commissioner Linden.

9. Presentation, Discussion & Direction - On-Street Parking – Residential Zoning Districts (Locations To Be Determined)

Motion to move this item to the next meeting agenda made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Voting Aye: Mayor Michaud, Vice Mayor Hensley, Commissioner O'Rourke, Commissioner Thomas, Commissioner Linden.

This item will be moved to the July 1<sup>st</sup> agenda due to lack of time remaining.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

-Town Attorney Baird stated that the Town had served a notice of default on Forest Development.

The notice requires them to cure the default issues. They have responded and requested a sixty-

day extension, and they believe it is another delay tactic and doesn't believe the information would be received in the sixty-days. Vice Mayor Hensley asked if another site plan proposal had been received from Forest Development. Town Attorney Baird stated no they have not. Commissioner Thomas stated she would be in favor of allowing fifteen-days, but not sixty. Motion to deny request from Forest Development made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Linden.

Voting Nay; Commissioner Thomas, Commissioner O'Rourke.

Town Attorney Baird also announced that he will be out the following week.

-Town Manager Reade announced a potential conflict with continuing services consultant Kimley-Horn and requests a waiver so they can perform work for Bethlehem Baptist Church. The Commission provided consensus for the waiver. Town Manager Reade also asked for consensus for a proclamation for national parks and recreation month which is proposed for July 1<sup>st</sup>. The Commission provided consensus for the proclamation. Town Manager Reade announced the following; Kickball & Dodgeball with the Mayor on June 20<sup>th</sup>, Red, White and Blue Sunset Celebration on June 26<sup>th</sup> with the fireworks beginning at 9pm, Town offices closed for Juneteenth. Town Manager Reade spoke about a visit to FAU and an internship program they have available. He also spoke about meeting with the County Administrator and some possible ways the Town could benefit from working with them in the future.

-Commissioner O'Rourke announced he will not be at the Sunset Celebration. He also spoke about adding names onto the memorial plaque. Town Manager Reade stated that Special Events Director Riunite Franks is working on that.

-Commissioner Linden emphasized what Commissioner O'Rourke said about the memorial sign and added that the sign needs to be changed.

-Vice Mayor Hensley had no comments.

-Commissioner Thomas expressed disappointment with the Town Manager because she learned that he had applied for another job; for lack of a strategic plan, and she said that she wished he had stated something to them instead of learning about it in the newspaper. Town Manager Reade stated that he had attended an interview via video and offered to provide reasons why either privately or publicly.

-Mayor Michaud requested the Town Manager's evaluation at future meeting.

**REQUEST FOR FUTURE AGENDA ITEMS:**

Mayor Michaud requested the Town Manager's evaluation.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

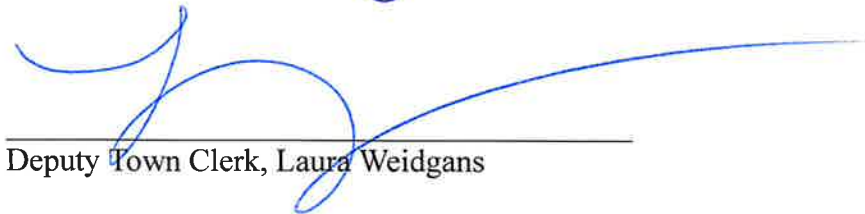
Voting aye: All.

Meeting adjourned 10:50 P.M.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on July 1, 2026.

  
\_\_\_\_\_  
Mayor Roger D. Michaud

  
\_\_\_\_\_  
Town Clerk, Vivian Mendez, MMC

  
\_\_\_\_\_  
Deputy Town Clerk, Laura Weidgans



Approved on this 1 of July, 2026

**Exhibit A**



**Health Care District**

**OF PALM BEACH COUNTY**

**WE CARE FOR ALL**

**Revolutionizing  
Mental Health Care**

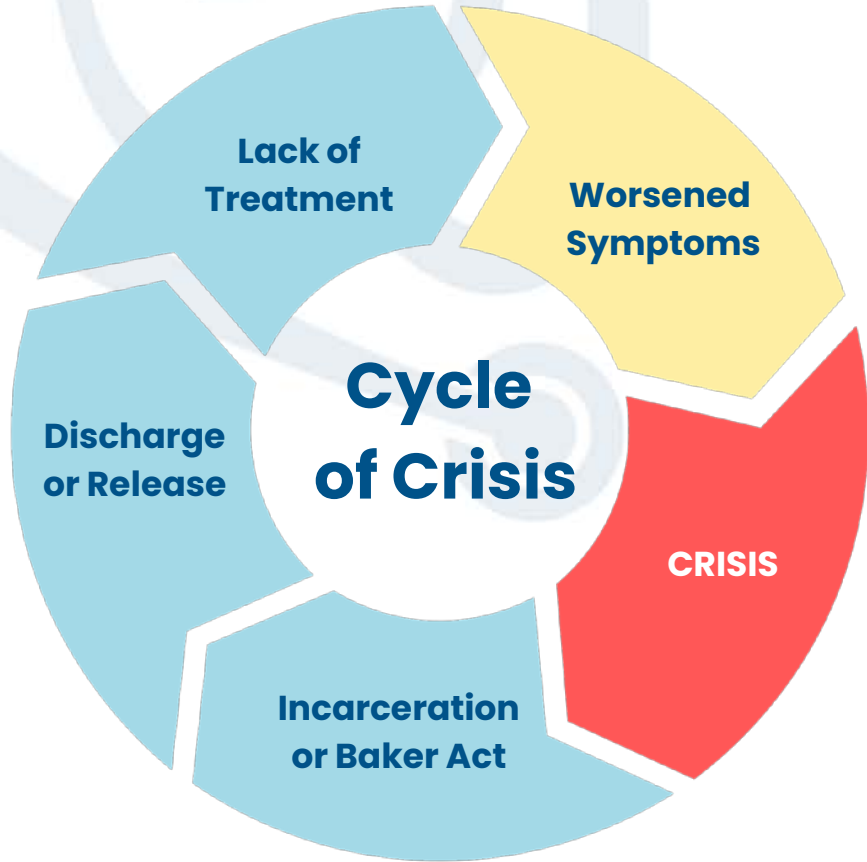
**Dr. Courtney Phillips**

June 8, 2026



# The Problem in Palm Beach County

Together, the District and State have disrupted the revolving door of overdose.  
It's time we do the same thing to the revolving door of mental health.



## Behavioral Health: Palm Beach County, 2024<sup>(2)</sup>

Healthcare Pressure – Mental Disorders	Count
Ed Visits for Mental Disorders (18+)	13,068
Hospitalizations for Mental Disorders (18+)	10,956
Pediatric ED Visits for Mental Disorder	969
Pediatric Hospitalizations for Mental Disorders	1,792
<b>Total</b>	<b>26,785</b>

### An Alternative to Baker Acts.

Baker Act Data, Palm Beach County  
July 1, 2024 - June 30, 2025  
(Provisional)(3)

Involuntary Baker Act  
via Justice System:

 **7800**

Palm Beach County  
Residents with 3 or  
more Baker Acts:

 **408**

# Breaking Down Silos in Mental Health

## Physical Health Emergency



## Behavioral Health Emergency



# Operation C.O.A.S.T.



# Police Pilot "Somewhere to Go"



# Program Criteria for Same Day Encounters

## Behavioral Health Pilot Program

Call before transporting/referring to our Community Health Center in Mangonia Park

**561-642-1040**

2051 45th Street, Suite 300 (Building A)  
West Palm Beach, FL 33407



 **Health Care District**  
OF PALM BEACH COUNTY

## Criteria for Referral to Behavioral Health Pilot at our Community Health Center in Mangonia Park

- ✓ Does **NOT** meet criteria for Baker Act in the field
- ✓ Does **NOT** exhibit violent or aggressive behavior in the field
- ✓ Does **NOT** require handcuffs in the field
- ✓ Does **NOT** meet criteria for EMS call in the field
- ✓ **IS WILLING** and volunteering for transfer to Mangonia Park Community Health Center as a consensual encounter

If possible, please call ahead **561-642-1040** to provide ETA and Patient Name and Date of Birth.

Only bring an individual to the Magnolia Clinic if they meet the following criteria:

- Does **not** meet criteria for Baker Act
- Does **not** exhibit violent/aggressive behavior
- Does **not** meet criteria for EMS call
- Does **not** require handcuffs in the field
  
- Anxiety, panic, or behavior escalation in public
- Known mental illness with symptoms flare-up
- Frequent utilizer/system “revolving door” cases
- Family, friend, caregiver, calling for help
- **Is** willing and volunteering for transfer to the clinic as a consensual encounter

<b>Unique Patients</b>  <b>228</b>	<b>Visits</b>  <b>255</b>	<b>Existing HCD Patients</b>  <b>39 (17%)</b>	<b>Origin of Referral</b> <ul style="list-style-type: none"> <li>WPB Police: 58% (148)</li> <li>PBSO Officer: 14% (35)</li> <li>Not Recorded: 9% (22)</li> <li>Riviera Beach Police Depart.: 5% (12)</li> <li>South County MRT: 4% (9)</li> </ul>	<b>Volume by Officer</b>  <b>Total Unique Officers: 83</b>	<b>Dispatch Call Type</b> <ul style="list-style-type: none"> <li>Mental Health or Me..: 102 (38%)</li> <li>Trespassing: 37 (14%)</li> <li>Loiterer: 35 (13%)</li> <li>Other: 33 (12%)</li> <li>Drugs: 24 (9%)</li> <li>Drunk: 11 (4%)</li> <li>Suspicious person: 9 (3%)</li> <li>Disturbance: 8 (3%)</li> <li>Unwelcome Guest: 5 (2%)</li> <li>Vagrant: 3 (1%)</li> </ul>
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**Homeless**

33%  
 67%  
 134 (52%)

**Age**

18-45: 58%  
 45-65: 32%  
 65+: 9%

**Race**

White: 103 (45%)  
 Black: 76 (33%)

**Ethnicity**

Not Hispanic or Latino: 160 (70%)

**Homeless Breakdown:**

- Street: 95
- Shelter: 19
- Unknown: 7
- Other: 5
- Doubling..: 4
- Perman..: 3
- Transitio..: 1

**Was Seen by Psychiatrist**  
  
**123 (52%)**

**Came Back to see a Psychiatrist**

30 DAYS: 22  
 >30 DAYS: 31

**Upcoming Apps**  
  
**22**

**Was Seen by BH provider**  
  
**96 (41%)**

**Came Back to see BH provider**

30 DAYS: 22  
 >30 DAYS: 31

**Missed Apps**  
  
**173**

**Was Seen by PCP**  
  
**34 (14%)**

**Came Back for Primary Care**

30 DAYS: 28  
 >30 DAYS: 43

**Pt has not returned**  
 pts. seen >6 weeks ago  
  
**141**



**Recommended Disposition**

- N/A
- Patient did not follow Recommended Disposition
- Patient followed Recommended Disposition

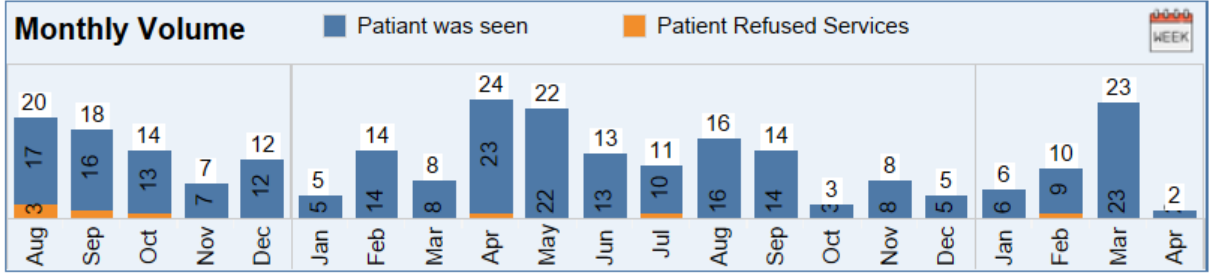
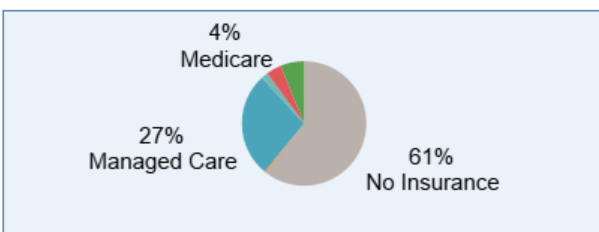
**Staying in outpatient clinic appropri..** 127 (74%) 28 (16%) 172

**Baker Act** 31 (89%) 35

**No Disposition Entered** 28

**Other** 8

**Transfer to medical hospital** 3



**Actual Disposition Not followed**

- Patient left without being seen after triage, Refusing Services: 9 (82%)
- Not Recorded: 1 (9%)
- Baker Act: 1 (9%)

<p><b>Unique Patients</b></p> <p><b>228</b></p>	<p><b>Visits</b></p> <p><b>255</b></p>	<p><b>Existing HCD Patients</b></p> <p><b>39 (17%)</b></p>	<p><b>Was Seen by Psychiatrist</b></p> <p><b>123 (52%)</b></p>	<p><b>BHT Documentation</b></p> <p><b>89%</b> 227/255</p>	<p><b>Initial Safety Triage</b></p> <p><b>84%</b> 214/255</p>	<p><b>Secondary Triage</b></p> <p><b>164%</b> 54/33</p>	<p><b>Arrival to Triage completion</b></p> <ul style="list-style-type: none"> <li>&lt;10 Minutes  143 (56%)</li> <li>10-15 Minutes  37 (15%)</li> <li>15-20 Minutes  27 (11%)</li> <li>20-30 Minutes  12 (5%)</li> <li>&gt;30 Minutes  3 (1%)</li> <li>Not Recorded  33 (13%)</li> </ul>
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## Screening Results on Initial Triage

<p><b>Screened Positive for Suicide (C-SSRS)</b></p> <p><b>35/193 (18%)</b></p>	<p><b>C-SSRS Risk Score</b></p> <ul style="list-style-type: none"> <li>High Risk  27 (11%)</li> <li>Moderate Risk  8 (3%)</li> <li>Not performed  62 (24%)</li> </ul>	<p><b>Screened Positive for Violence (Broset)</b></p> <p><b>3/193 (2%)</b></p>	<p><b>Screened Positive for Homicide Risk (Vrisk 10)</b></p> <p><b>20/127 (16%)</b></p>	<p><b>Screened Positive for Hallucination</b></p> <p><b>12/93 (13%)</b></p>	<p><b>Screened Positive for Confusion</b></p> <p><b>44/212 (21%)</b></p>
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## Care Coordination Done: 162 (69%)

<p><b>Insurance needs or Disability Addressed</b></p> <p>Yes: 92 (57%) No: 61 (38%) Other: 9 (6%)</p>	<p><b>73% Housing Addressed</b></p> <p>Pt rejected housing solution offered: 22 (14%)</p> <p>Solution Found: 63 (39%) Pt has no housing needs: 13 (8%) N/A: 26 (16%) No: 38 (23%)</p>	<p><b>53% Transp. Addressed</b></p> <p>Not Entered: 75 (46%) Circulation from HCD: 41 (25%) Other non-emerg. Transport: 34 (21%) Bus Pass: 2 (7%)</p>	<p><b>53% Food Addressed</b></p> <p>Pt doesn't meet Food Stamp criteria: 36 (42%) No Food Stamp Application: 25 (29%) Yes: 23 (27%) Other: 2 (2%)</p>	<p><b>Employment Addressed</b></p> <p>No, patient has a job: 80 (49%) Yes, Connect to an employment agency: 25 (15%) No: 20 (12%) Other: 18 (11%)</p>
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# PBSO CRT – “Someone to Respond”



- MRT Team**
- Undercover Police Officer
  - HCD Peer
  - HCD Crisis Counselor (CC)

**Not a Baker Act!**  
Mentally Disturbed or SUD

**\* 4 Regions Covered**  
**Tuesday-Friday : 8am-6pm**



**Staying in the community** (70% - 80% Estimated)

for patients who need:

- Deescalation
- Outpatient appointment
- SDOH, etc

**Transport to Mangonia Clinic** (20% - 30% Estimated)

for patients who need:

- Immediate attention and outpatient services
- Cannot wait for outpatient appointment
- Need medication right away

# PBSO and HCD Crisis Response Team (CRT) Program

## "Someone to Respond" Mental Health Crisis Co-Responding Unit Data

6/1/2024 - 4/7/2026



<b>Number of Visits</b>  <b>560</b>	<b>Unique Patients</b>  <b>514</b>	<b>Duplicated Patients</b>  <b>46</b>	<b>Existing HCD Patients</b>  <b>62 (12%)</b>	<b>Homeless</b>  <b>54 (10%)</b>	<b>Arrests</b>  <b>1</b>	<b>Pt. Agreed to Disposition</b>  <b>67%</b>	<b>Unit RealTime Response (In progress)</b>  <b>56%</b>	<b>% Follow Up at HCD after Sched.</b>  <b>56%</b>
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**Payer**

50%  
 50%

21% Managed Care

**Age**

<18: 13%  
 18-45: 47%  
 45-65: 26%  
 >65: 15%

**Race**

American I.:   
 Asian:   
 Other:   
 More than one:

Unreported: 219 (43%)  
 White: 170 (33%)

**Ethnicity**

Unreported: 245 (48%)  
 Not Hisp/Lat: 213 (41%)

**Recommended Disposition**

HCD Scheduled: 123 (157)  
 Involuntary Transfer: 136 (137)  
 Other: 33 (84)  
 Outpatient scheduled elsewhere: 31 (40)  
 Higher level of Care (voluntary): 23  
 Follow up with CRT team scheduled: 22  
 Arrest: 1

**Came Back to see an HCD provider**

129/229 (56%)  
 104/229 (45%)  
 26/229 (11%)

**Unit Response Time to Scene**

<15 Minutes: 150 (27%)  
 15-30 Minutes: 335 (60%)  
 30-60 Minutes: 43 (8%)  
 Not Recorded: 29 (5%)  
 15-30 Minutes;<15 Minutes: 1 (0%)  
 <15 Minutes;15-30 Minutes: 1 (0%)

**CRT Members on Scene (1/26/25)**

Peer, MHP and Detective: 242 (43%)  
 Not Recorded: 172 (31%)  
 MHP and Detective: 96 (17%)  
 Peer and Detective: 50 (9%)

**PBSO Dispatch Code for Call (Signal)**

Miscellaneous (68/14): 281  
 Mental illness/baker act (20): 113  
 Attempted suicide (32): 89  
 Welfare Check (84): 52  
 Domestic Dispute (38): 19  
 Suspicious Mental Health (79/22/13): 11  
 Other (76/51/39): 10  
 Other: 3  
 Signal 73 OD drug overdose: 1

**Call Origin (1/26/25)**

911 Dispatch: 225 (58%)  
 Ground officer request: 111 (28%)  
 Other: 54 (14%)

**Unit Intervention Location**

Private residence: 374 (67%)  
 Street: 71 (13%)  
 Business Building: 50 (9%)  
 Not Recorded: 21 (4%)  
 Small Business: 15 (3%)  
 Hospital: 13 (2%)  
 Other: 12 (2%)  
 School: 4 (1%)

**Unit Intervention Duration**

<15 Minutes: 17 (3%)  
 15-30 Minutes: 125 (22%)  
 30-60 Minutes: 256 (46%)  
 1-2 Hours: 19 (3%)  
 >2 Hours: 3 (1%)  
 Not Recorded: 140 (25%)

**Monthly Volume** (Unit operates 4 days per week 8:00AM - 6:00PM)

Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
2	13	11	21	24	18	22	37	24	29	29	20	12	23	23	30	20	20	24	48	62	39	9



# Questions?

# Exhibit B

Testimony Before Lake Park, FL Commission 6/17/2026

Public Comment on Reflections of a Community Organizer

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident /  
Lake Park Society for the Advancement of Civic Engagement

Being away this past month has provided me with time to reflect on what is happening back home.

First, a message to our residents. Do not lose heart because the wheels of government move slowly. I know at times, it can feel as though there is an expectation that residents will eventually grow tired and stop participating. We cannot and will not allow that to happen.

Any indifference narrows our vision and weakens our voice. It risks turning engaged citizens into passive observers while important decisions are made for us rather than with us. Create and maintain civic energy. Voices are power.

I don't observe that residents have given up. But I know we can grow weary. I feel that weariness myself. Continue to stay informed and engaged. Support one another. Together, we can resist the idea that fighting our battles inevitably results in a loss of our priorities.

To the Commission: Over the past two years, I have addressed you roughly 25 times, speaking from my own perspective and often after listening to neighbors and supporters of our resident engagement community. We have raised concerns thoughtfully and respectfully on a wide range of issues.

My concern is not whether you hear us. My concern is that too often, residents see little action, poor response rate to resident emails, 3 commissioners who never hold "town hall" style meetings, and even given the legal restraints put upon you, there is no decisiveness on the issues that matter most to them. Community events and celebrations strengthen our social fabric, and they have value, but not exclusively. Residents have repeatedly spoken about high-rises, developer performance, high salary costs, over-reliance on consultants, and a lack of trust in your own town attorney and manager. Today, we face multiple lawsuits that reflect deeper problems that cannot be ignored. We are asked to partner with the rich and incompetent, who gain ego gratification at the expense of others as they empower apparent co-conspirators, sometimes among elected officials and sometimes with some within our own town management.

I admit I am growing frustrated, sometimes angry. Some residents share that emotion. Do not allow that feeling to spread throughout this community. Reject promises attached to development projects. Find partners we can be proud of. Honor the neighborhood values and small-town culture that many of you campaigned on. Restore residents' confidence that their voices truly matter. For today, do they...how can I tell?



# Exhibit C

**TOWN LAKE OF PARK  
TOWN COMMISSION MEETING  
MEETING DATE: June 17, 2026**

**APPLICATION:** Twiggs Academy Site Plan and Special Exception

---

**AGENDA ITEM TITLE:** On behalf of Michel Invest LLC (“Property Owner” and “Applicant”), Imtiaz Ahmed of Atlantic Engineering Services (“Agent”) is requesting site plan and special exception use approval for a one-story 7,424 SF educational facility. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 commercial district.

Additionally: The Applicant is also requesting a rezoning of 0.25 acres from residence district (R-2) to business district (C-2) for parcel 36-43-42-20-01-048-0300. This application is presented under separate cover.

**Note:** This application was heard at the Planning and Zoning Board meeting on June 1, at which time the applicant received several items of feedback, including ensuring the bollards were placed outside the fence around the playground at the corner of Silver Beach and 10<sup>th</sup> Street and notation cleanup. These changes are reflected in the Town Commission packet. The item was approved 5-0.

Some additional discussion items by the Board included, in part:

- The fencing around the property to ensure there was adequate security, along with bollard on the outside of the fence facing Silver Beach Road
- Clarifications regarding the interior to ensure there is an adequate ‘safe room’ planned
- Signage requirements during peak hours when the Silver Beach gate is closed in order to ensure motorists know how to safely circulate back to 10<sup>th</sup> Street
- Clarifications on the intended new capacity which is 93 currently at the existing facility, with approximately 135-140 additional at the new facility
- There was discussion on whether the traffic study took into account the recently completed Nautilus 220 building, along with the new construction at Avalon and surrounding areas still underway, for which the applicant responded he thought so and would make sure their traffic engineer is present at the Town Commission meeting
- Fire sprinkler and fire hydrant requirements, for which the applicant explained the plans will meet all fire code requirements
- On whether the new security system will capture the entire exterior area, including the new facility exterior areas, for which the applicant responded that it would

Questions? Comments? Concerns? Please call 561-881-3320 (EXT 320) or email [aviane@lakeparkflorida.gov](mailto:aviane@lakeparkflorida.gov) for clarity and context ahead of the meeting, as needed.

**Exhibit D**

**TWIGGS ACADEMY  
PROPOSED DAY CARE BUILDING AND  
PARKING IMPROVEMENTS  
829 SILVER BEACH ROAD, LAKE PARK, FL**



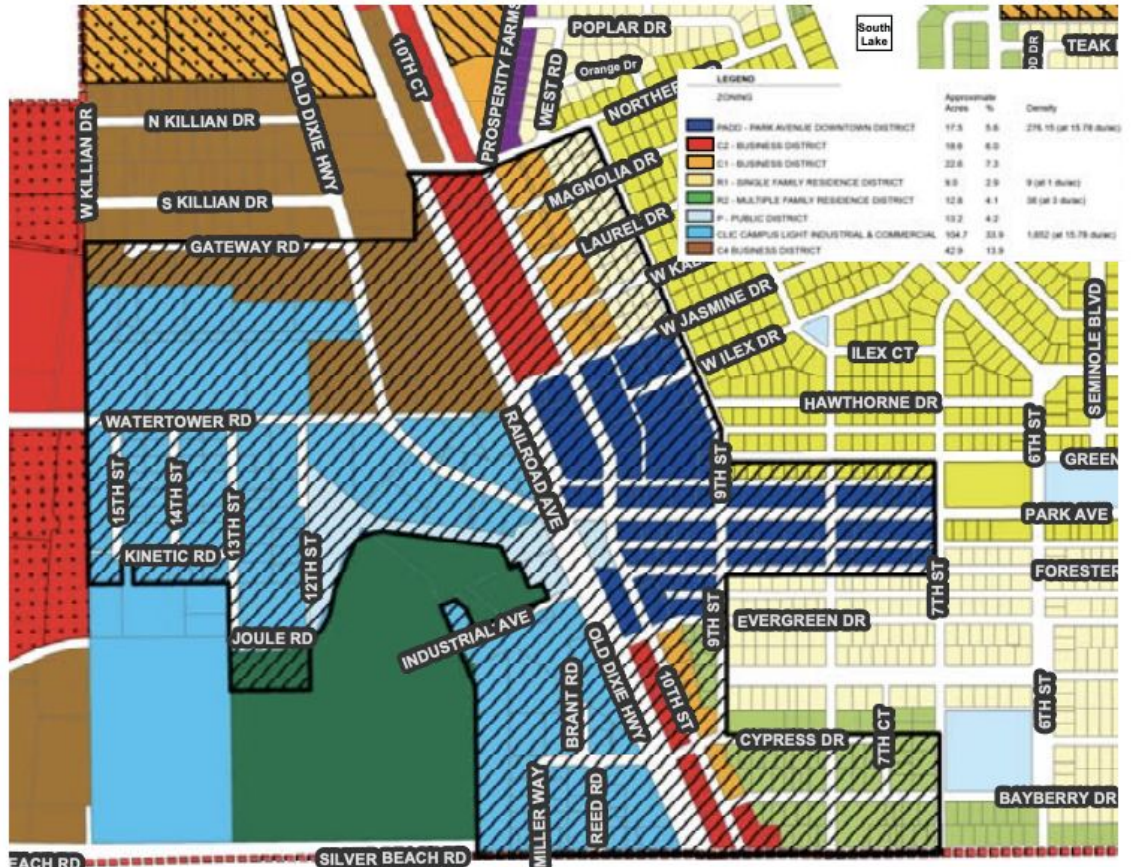
# Location Map





**TOWN OF LAKE PARK CRA  
REDEVELOPMENT INITIATIVES**

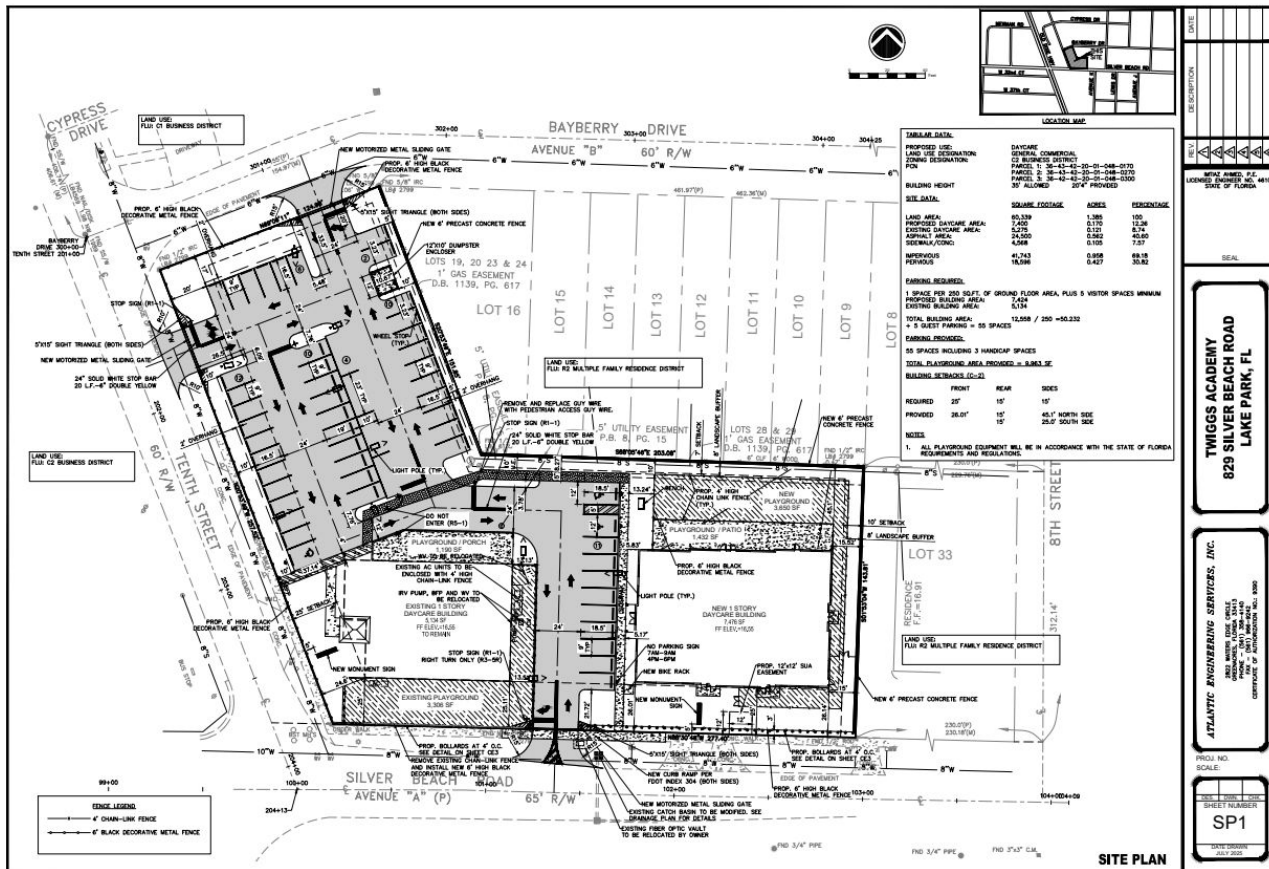
# Zoning/ Land Use



# REDEVELOPMENT GOALS!

RETAIN AND EXPAND TARGETED ANCHOR INDUSTRIES

EXPAND MARKETING AND PROMOTION EFFORTS TO GROW AWARENESS OF THE TOWN OF LAKE PARK



**LAND AREA:**

**1.385 ACRES**

**PROPOSED USE:**

**7,476 S.F. DAYCARE**

**HANDICAP PARKING REQUIRED:**

**3 SPACES**

**TOTAL PARKING REQUIRED:**

**55 SPACES**

**DUMPSTER ENCLOSURE:**

**1 SPACE (12' X 10')**

**THINGS ACADEMY  
829 SILVER BEACH ROAD  
LAKE PARK, FL**

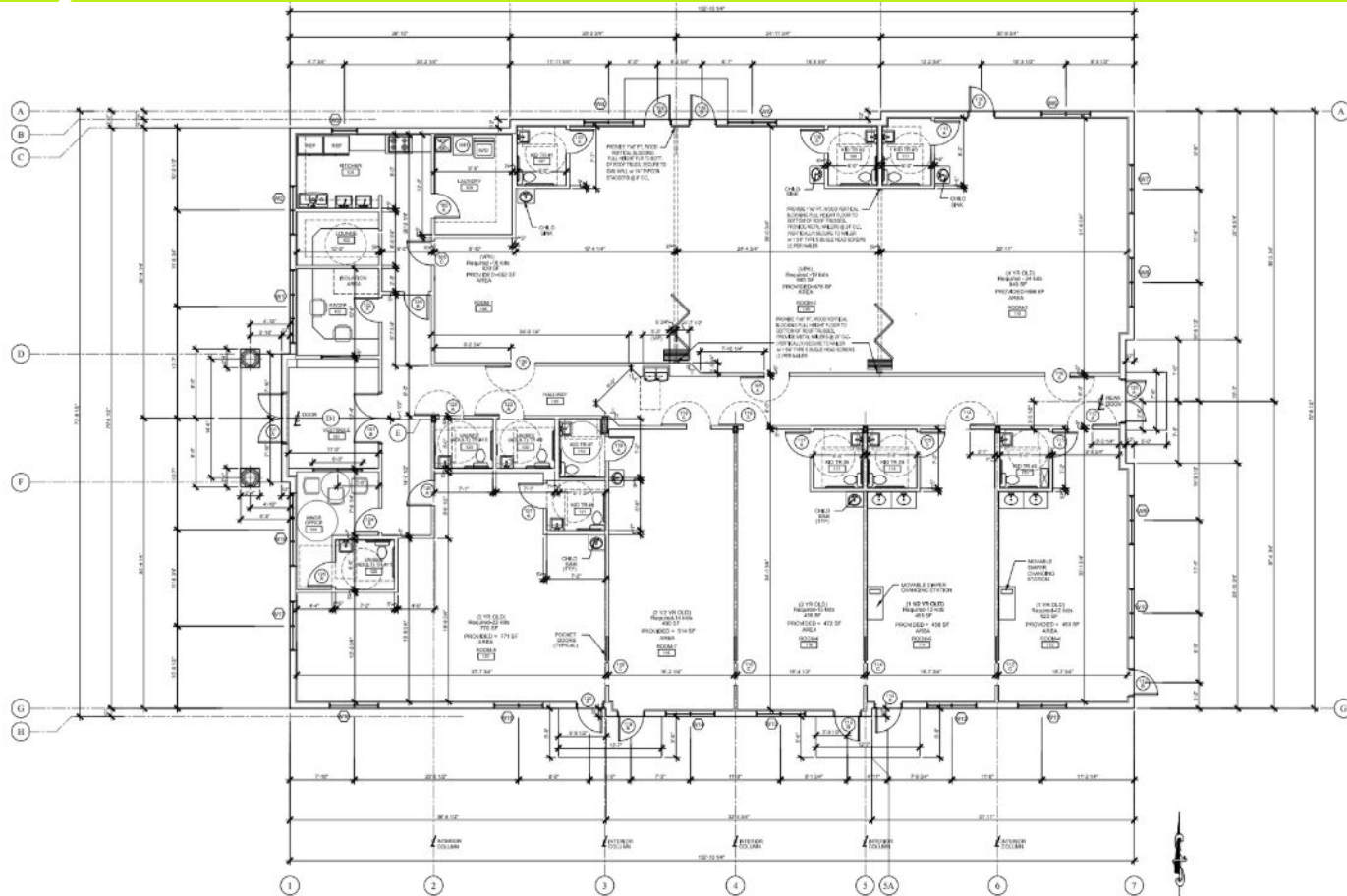
**ATLANTIC ENGINEERING SERVICES, INC.**  
ATLANTIC ENGINEERING SERVICES, INC.  
ATLANTIC ENGINEERING SERVICES, INC.  
ATLANTIC ENGINEERING SERVICES, INC.

PROJ. NO.  
SCALE  
SHEET NUMBER  
**SP1**  
DATE: 07/27/2020

**SITE PLAN**



# Floor Plan



**1 FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

REV.	DESCRIPTION

**Imtiaz Ahmed, P.E.**  
 LICENSED ENGINEER, No. 44102  
 STATE OF FLORIDA  
 Digitally signed by Imtiaz Ahmed  
 Date: 2024.04.30  
 15:41:01 -0400

SEAL

**TWIGG'S ACADEMY**  
 101 10th STREET  
 LAKE PARK, 33403

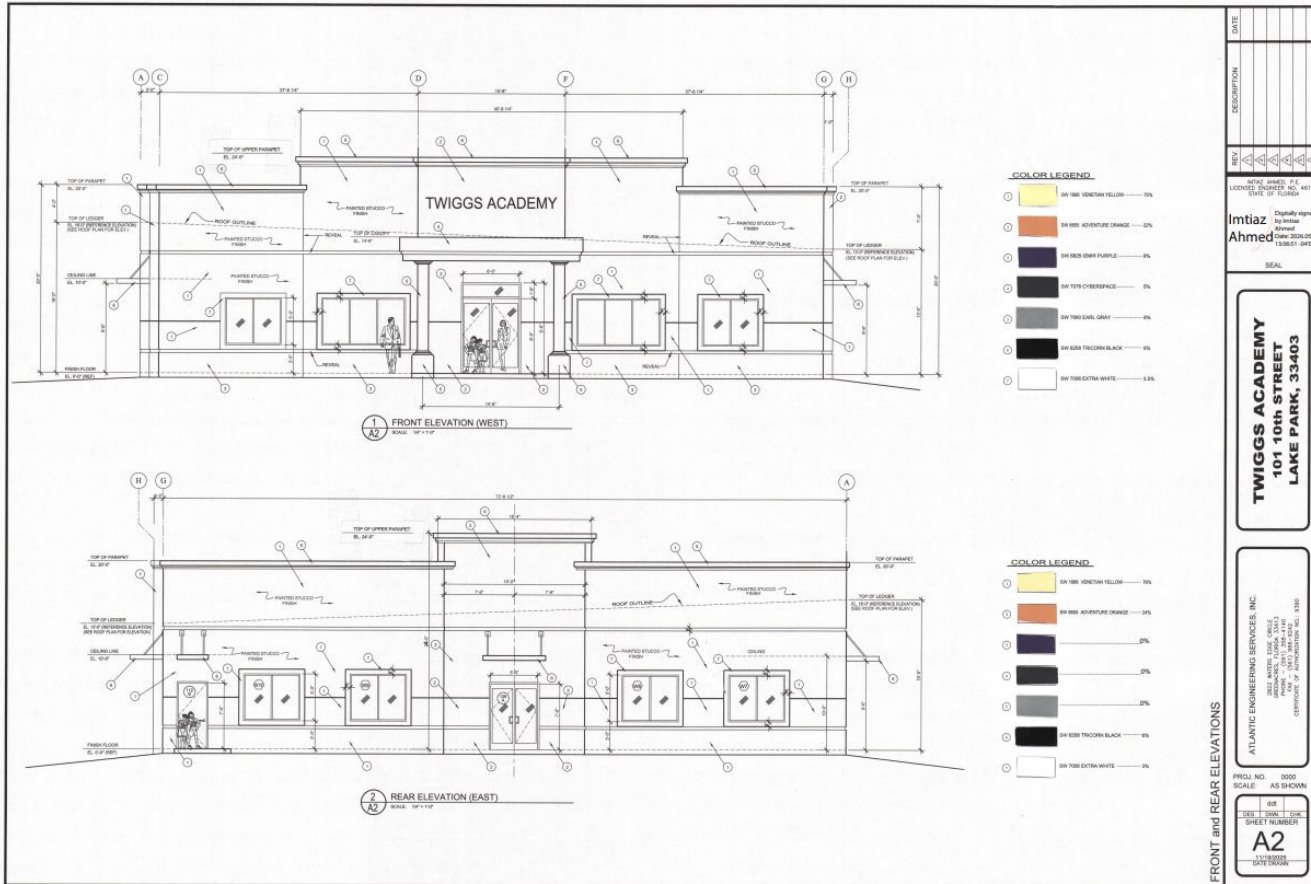
ATLANTIC ENGINEERING SERVICES, INC.  
 2000 W. STATE ROAD 30115  
 JACQUETTE, FLORIDA 32115  
 PHONE: (407) 398-3444  
 FAX: (407) 398-3444  
 CERTIFICATE OF AUTHORIZATION No.: 9390

PROJ. NO. 0000  
 SCALE: AS SHOWN

DATE: 04/30/24  
**A1**  
 SHEET NUMBER

FLOOR PLAN

# Proposed School Colors



REV.	DESCRIPTION	DATE

LICENSED ENGINEER NO. 46102  
 STATE OF FLORIDA  
 Imtiaz Ahmed  
 Digitally signed by Imtiaz Ahmed  
 DN: cn=Imtiaz Ahmed, o=Imtiaz Ahmed, ou=Imtiaz Ahmed, email=imtiaza@imtiaza.com, c=US

**TWIGGS ACADEMY**  
 101 10th STREET  
 LAKE PARK, 33403

ATLANTIC ENGINEERING SERVICES, INC.  
 3000 NORTH WOODS BOULEVARD  
 SUITE 100  
 PALM BEACH, FLORIDA 33410  
 PHONE: (561) 398-6400  
 FAX: (561) 398-6400  
 LICENSE NO. 1246

FRONT and REAR ELEVATIONS

PROJ. NO. 0000  
 SCALE: AS SHOWN  
 08/2024  
 SHEET NUMBER  
**A2**  
 11/20/2024  
 DATE DRAWN

## Exit to Silver Beach



# School Entrance



## Silver Beach side view





# Special thanks to the Town of Lake Park Community Development Department and Palm Beach County Department of Housing & Economic Development



An aerial architectural rendering of a school campus. The main building is a large, single-story structure with a dark grey roof and yellow and blue exterior walls. To the left of the main building is a smaller, gabled structure, possibly a library or administrative building. In front of the main building is a fenced-in playground with a green slide and other equipment. To the right of the main building is a two-story building with a flat roof and yellow walls, possibly a gymnasium or cafeteria. A large parking lot with several cars is situated to the left of the main building. The campus is surrounded by greenery, including trees and grass. A road with several cars is visible in the foreground, and another road is visible in the background.

**DR. MICHEL AND IMTIAZ AHMED, P.E., C.G.C.**

# **QUESTIONS & ANSWERS**



meeting Date 6/17

Reg. J

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Tracy Caruso  
Address: 220 Lake Shore Drive Unit 1703 Lake Park Fl 33403

If you are interested in receiving Town information through Email, please provide your E-mail address: tracycaruso@gmail.com

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
Manna

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



meeting Date 6/17

Res Comm Meet

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Nick Maniatis  
Address: \_\_\_\_\_

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
\_\_\_\_\_

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Meeting Date 6/17

Reg  
Comm.  
meet

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: Jagger McCoy  
Address: \_\_\_\_\_

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
\_\_\_\_\_

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Meeting Date June 17, 2020

Reg

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: FAPRE (Lesly BERRY)  
Address: 731 DATE PALM DR LAKE PARK

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
THANK-YOU NOTE FOR ALLOCATION TO HABITIAN FLAG DAY

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Reg

Meeting Date 06/17/26

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Jr SULLIVAN  
Address: 398 FLAOLER BLVD

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
NONE LICENSED SMALL ELECTRICAL VEHICLE SAFETY ITEMS

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Reg

Meeting Date 6/17/26

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Regular

Name: Kevin Hijanka  
Address: 705 Ilex

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
SHA's new incinerator, landfilling out of county, and local composting

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

meeting Date 6/17

Reg.

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: TANIEL 'TIC' KOUSHAKOSIAN  
Address: 441 32ND STREET, FL 33407

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:  
Public Commit

I would like to make comments on the following Non-Agenda Item(s):  
Public Commit

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Left meetings

meeting Date 6/17/26

Reg.

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Michayl Steinhauer  
Address: 435 Greenbriar

If you are interested in receiving Town information through Email, please provide your E-mail address: pipestone1992@gmail

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
Reflections after being away

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

# Exhibit B

Testimony Before Lake Park, FL Commission 6/17/2026

Public Comment on Reflections of a Community Organizer

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident /  
Lake Park Society for the Advancement of Civic Engagement

Being away this past month has provided me with time to reflect on what is happening back home.

First, a message to our residents. Do not lose heart because the wheels of government move slowly. I know at times, it can feel as though there is an expectation that residents will eventually grow tired and stop participating. We cannot and will not allow that to happen.

Any indifference narrows our vision and weakens our voice. It risks turning engaged citizens into passive observers while important decisions are made for us rather than with us. Create and maintain civic energy. Voices are power.

I don't observe that residents have given up. But I know we can grow weary. I feel that weariness myself. Continue to stay informed and engaged. Support one another. Together, we can resist the idea that fighting our battles inevitably results in a loss of our priorities.

To the Commission: Over the past two years, I have addressed you roughly 25 times, speaking from my own perspective and often after listening to neighbors and supporters of our resident engagement community. We have raised concerns thoughtfully and respectfully on a wide range of issues.

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